



Pelham Court, Coombe Road, Brighton, BN2 4FL

welcome to

Pelham Court, Coombe Road, Brighton

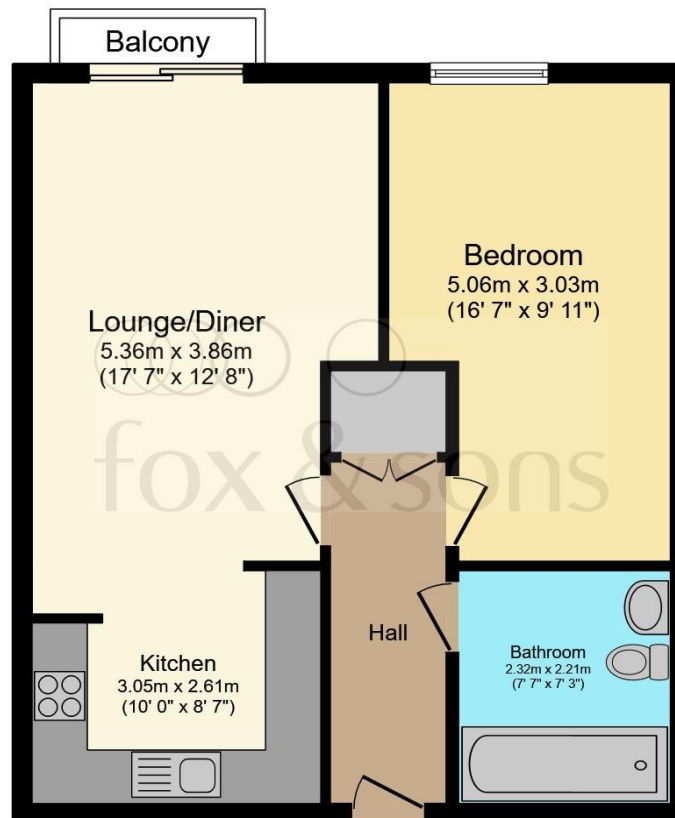
Pelham Court on Coombe Road features a purpose-built third-floor apartment close to local amenities. It has a passenger lift, gas central heating, and is perfect for commuting. With a good-sized lounge and being chain-free, it ensures comfort and convenience for potential buyers.



Pelham Court, Coombe Road, offers a purpose-built apartment situated on the third floor, ensuring privacy and a quiet living environment. The property is close to local amenities, making everyday errands convenient and quick, with shops, cafes, and services within easy reach.

The apartment is equipped with a passenger lift, enhancing accessibility for residents of all ages. It features gas central heating, ensuring a warm and comfortable living space throughout the year. The location is ideal for commuting, providing easy access to transport links and making travel to work or other destinations straightforward.

Inside, the apartment boasts a good-sized lounge, perfect for relaxation and entertaining guests. The layout provides ample space for comfortable living, whether you're spending a quiet evening at home or hosting friends and family. Additionally, the property is chain-free, allowing for a smooth and hassle-free purchasing process, making it an attractive option for buyers looking to move quickly.



Total floor area 55.9 m² (602 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com

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- PURPOSE BUILT APARTMENT
- THIRD FLOOR
- CLOSE TO LOCAL AMENITIES
- PASSENGER LIFT
- GAS CENTRAL HEATING
- PERFECT LOCATION FOR COMMUTING
- GOOD SIZE LOUNGE
- CHAIN FREE

Tenure: Leasehold EPC Rating: B

This is a Leasehold property with details as follows; Term of Lease 125 years from 25 Mar 2004. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£210,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/BEG106823



Property Ref:
BEG106823 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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